

APRIL 27, 1989

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 48 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>			<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>		
Allston-Brighton	3	1			
Back Bay	3				1
Beacon Hill					
Charlestown	2				
Chinatown					
City Proper	1				
Dorchester	5	2	1		3
East Boston	7	3			
Fenway	1				
Government Center					
Hyde Park					
Jamaica Plain	1				
Kenmore	1				
Mattapan	1				
North End	1				
Roslindale					
Roxbury	3	2			1
South Boston					
South Cove					
South End	1				
West Roxbury	2		1		
North Station	1				

Allston-Brighton

Approval	Z-12679.	416 Western Ave. One to two family dwelling.
Denial	Z-12687.	257-259 Cambridge St. Sale of used cars.
Approval	Z-12653.	3-5 Abby Rd. Dormer additions.
Approval	Z-12705 & 12175.	588-590 Cambridge. St. convert to three family dwellings.

Back Bay

Approval	Z-12680- 12881.	222-224 Newbury St. Model school.
Approval	Z-12690.	285 Clarendon St. Extend apartment to basement.
Approval	Z-12718.	184-186 Commonwealth Ave. Fence.
Deferral	Z-12563 & 12564.	32 Marlborough St., and 299 Berkeley St. Nine apartments.

Charlestown

Approval	Z-12799.	402 Rutherford Ave. Offices, garage, light manufacturing.
Approval	Z-12649.	8-10 Winthrop St. Erect porches.

City Proper

Approval	Z-12656.	100 Summer St. Interior addition.
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Dorchester

Approval	Z-12635.	37 Bailey St. Two to three family dwelling..
Deferral	Z-12658.	387-401 Bowdoin St. Addition.
Denial	Z-12682.	70 Hamilton St. Legalize three family dwelling.
Approval	Z-12706.	72 Willowood St. One to two family dwelling.
Deferral	Z-12716.	693 Dudley St. Two to four apartments.
Denial	Z-12732.	79 Wayland St. One family dwelling.
Approval	Z-12778.	8 Church St. Lodging House.
Denial w/o Prejudice	Z-12669.	1189-1199 Dorchester Ave. Addition.

Deferral Z-12703. 1154-1156 Dorchester Ave. Addition.
Approval Z-12757- 5-11 Marden Ave., 41-47 Willowood St., 12 & 24 Winston
12760. Road. Eight one family dwellings.
Approval Z-12763. 1175 Dorchester Ave. Retail store.

East Boston

Approval Z-12412. 41 Maverick St. Legalize office, hall, day care center.
Approval Z-12616. 139-147 Horace St. Five apartments.
Approval Z-12664. 66 Falcon St. Three to four apartments.
Approval Z-12685. 1 Monmouth St. Three to four apartments.
Denial Z-12641. 2-3 London Court. Legalize two family dwelling.
Approval Z-12699. 188 Webster Street. Three to five family dwelling.
Approval Z-12643. 70 Wm. C. Kelly Sq. Increase capacity of day care center.
Denial Z-12650 & 169 & 182 Cottage St. Eight to nine apartments.
12651.
Denial Z-12652. 74 Frankfort St. Basement apartment.
Approval Z-12710. 59-63 Meridian St. Offices.

Fenway

Approval Z-12686. 153-157A Massachusetts Ave. Take out restaurant.

Jamaica Plain

Approval Z-12665. 13-15 Woodside Ave. Group care residence.

Kenmore

Approval Z-12708. 472 Commonwealth Ave. Take out Restaurant.

Mattapan

Approval Z-12704. 26 Holmfield Ave. Dormer addition.

North End

Approval Z-12720. 319-323 Hanover St. Two restaurants.

North Station

Approval Z-12655. 151-155 Portland St. Increase capacity of parking lot.

Roxbury

Denial Z-12672. 51 Holworthy St. Three to four family dwelling.

Deferral Z-12684. 169-171 Norfolk Ave. Manufacturing, commercial-retail uses.

Denial Z-12696-12697. 102-106 Quincy St. Sale of used cars.

Approval Z-12504 & 12644. 20-26 Batchelder and 5-7 Longmeadow Sts. Eight apartments.

Approval Z-12646-12647. 55 Allerton St. Storage structure.

Approval Z-12693. 11-11A Blue Hill Ave. Subdivide, take out restaurant.

South End

Approval Z-12715. 565 Columbus Ave. Beauty salon.

West Roxbury

Approval Z-12689. 31 Dent St. Extend dormer.

Denial Z-12694 367-373 Grove St. Two family dwelling.
w/o 12695.
Prejudice

Approval Z-12714. 204-206 Manthorne Rd. Dormer addition.

BOARD OF APPEAL REFERRALS

APRIL 27, 1989

Hearing

1. Z-12412 5/16/89 East Boston Social Centers, Inc.
41 Maverick Street, East Boston
2. Z-12504 & 12644 5/9/89 Rufo Development Trust
5-7 Longmeadow Street & 20-26 Batchelder Street
Roxbury
3. Z-12563-12564 5/9/89 Wharf Development Corporation
First Lutheran Church of Boston
32 Marlborough Street & 299 Berkeley Street
Boston
4. Z-12616 5/2/89 Horace Street Realty Trust
139-147 Horace Street, East Boston
5. Z-12635 5/2/89 Ellen C. Larson
37 Bailey Street, Dorchester
6. Z-12643 5/16/89 East Boston Social Centers, Inc.
70 William C. Kelly Square, East Boston
7. Z-12646-12647 5/9/89 Pilgrim Laundry
45-55 Allerton Street, Roxbury
8. Z-12649 5/2/89 Edward Duffy
8-10 Winthrop Street, Charlestown
9. Z-12650-12651 5/16/89 Monte Marrocco
168 & 182 Cottage Street, East Boston
10. Z-12652 5/16/89 Donato DiPietro
74 Frankfort Street, East Boston
11. Z-12653 5/16/89 Bridge Over Troubled Waters
3-5 Abby Road, Allston
12. Z-12655 5/16/89 Thomas Zazzara
151-155 Portland Street, Boston
13. Z-12656 5/9/89 100 Summer Street Condo Association
100 Summer Street, Boston
14. Z-12658 5/9/89 Mark Pruchniewski
387-401 Bowdoin Street, Dorchester
15. Z-12664 5/16/89 Nick Naso
66 Falcon Street, East Boston
16. Z-12665 5/9/89 St. Jude Foundation, Inc.
13-15 Woodside Avenue, Jamaica Plain

BOARD OF APPEAL REFERRALS

APRIL 27, 1989

Hearing

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|-----|---------------|---------|--|
| 17. | Z-12669 | 5/16/89 | AGM Realty Trust
1189-1199 Dorchester Avenue, Dorchester |
| 18. | Z-12672 | 5/16/89 | Richard Donovan
51 Holworthy Street, Roxbury |
| 19. | Z-12679 | 5/16/89 | Raja Saeed
416 Western Avenue, Brighton |
| 20. | Z-12680-12681 | 5/23/89 | Fundamental Building Corporation
222-224 Newbury Street, Boston |
| 21. | Z-12682 | 5/9/89 | Cecile Herivax
70 Hamilton Street, Dorchester |
| 22. | Z-12684 | 5/16/89 | West Newmarket Association
169-171 Norfolk Avenue, Roxbury |
| 23. | Z-12685 | 5/16/89 | Marie & Joseph Mataresa
1 Monmouth Street, East Boston |
| 24. | Z-12686 | 5/16/89 | Arnold Z. Mason
153-157A Massachusetts Avenue, Boston |
| 25. | Z-12687 | 5/16/89 | J. & R. Soligan
257-259 Cambridge Street, Brighton |
| 26. | Z-12689 | 5/23/89 | Peter Bakis
31 Dent Street, West Roxbury |
| 27. | Z-12690 | 5/16/89 | Francis K. Tavares
285 Clarendon Street, Boston |
| 28. | Z-12691 | 5/16/89 | Guido Castiello
2-3 London Court, East Boston |
| 29. | Z-12693 | 5/16/89 | Robert Gomez
11-11A Blue Hill Avenue, Roxbury |
| 30. | Z-12694-12695 | 5/16/89 | Alex Muston
367-373 Grove Street, West Roxbury |
| 31. | Z-12696-12697 | 5/23/89 | Anastacio Valentin
102-106 Quincy Street, Roxbury |
| 32. | Z-12699 | 5/23/89 | Rose & Michael Fiore
188 Webster Street, East Boston |
| 33. | Z-12703 | 5/23/89 | Peter Nash
1154-1156 Dorchester Avenue, Dorchester |

BOARD OF APPEAL REFERRALS

APRIL 27, 1989

	<u>Hearing</u>	
34. Z-12704	5/23/89	William F. & Eileen Honen 26 Holmfield Avenue, Mattapan
35. Z-12705 Z-12175	5/23/89	Gerard P. Jellison 588-590 Cambridge Street, Allston
36. Z-12706	5/23/89	George S. McLeish 72 Willowood Street, Dorchester
37. Z-12708	5/23/89	Gaston Safar 472 Commonwealth Avenue, Boston
38. Z-12710	5/23/89	Schirripla Realty Trust 59-63 Meridian Street, East Boston
39. Z-12714	5/23/89	Daniel Harrington 204-2-6 Manthorne Road, West Roxbury
40. Z-12715	5/9/89	Olive's Beauty Salon 565 Columbus Avenue, Boston
41. Z-12716	5/23/89	George K. Morris 693 Dudley Street, Dorchester
42. Z-12718	5/23/89	Carolyn Rosenthal 184-188 Commonwealth Avenue, Boston
43. Z-12720	5/23/89	Boston port & Seamen's Aid 319-323 Hanover Street, Boston
44. Z-12732	5/2/89	Robert Ginsberg 79 Wayland Street, Dorchester
45. Z-12757-12760	5/2/89	City of Boston 5-11 Marden Avenue, 41-47 Willowood Street & 12 & 24 Winston Road, Roxbury
46. Z-12763	5/2/89	John Alekna 1175 Dorchester Avenue, Dorchester
47. Z-12778	5/9/89	Eight Church Street Corporation 8 Church Street, Dorchester
48. Z-12799	5/16/89	B & B Oil Company, Inc. 402 Rutherford Avenue, Charlestown

Board of Appeal Referrals

4/27/89

Hearing: 5/16/89 Z-12412
Boston Housing Authority
East Boston Social Centers, Inc.
41 Maverick Street
East Boston

Site: One-story structure

District(s): General business (B-2)

Purpose: Legalize occupancy as administrative offices, recreation hall, and day care center.

Violation(s): Insufficient off-street parking.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12412, Boston Housing Authority, East Boston Social Centers, Inc., 41 Maverick Street, East Boston, for variance to legalize occupancy as administrative offices, recreational hall, and day care center in a general business (B-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Existing condition for many years. PZAC voted approval.

~~Z-12412~~

14 MAVERICK STREET

EAST BOSTON

Board of Appeal Referrals

4/6/89

Hearing: 5/9/89 Z-12504 & Z-12644
Rufo Development Trust
20-26 Batchelder Street
5-7 Longmeadow Street
Roxbury

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect six-apartment and two-aparmtent structures.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, open space, front yard, and corner traffic visibility.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-12504 & Z-12644, Rufo Development Trust, 5-7 Longmeadow Street & 20-26 Batchelder Street, Roxbury, for six variances to erect six-apartment and two-apartment structures in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following proviso that plans with particular respect to exterior treatment and landscaping be submitted to the Authority for design review approval. The property is located in the Shirley-Eustis subdistrict of the Roxbury Interim Planning Overlay District. Eight units are to be constructed in two separate structures, six at the intersection of Batchelder and East Cottage Streets and two along Longmeadow Street. The neighborhood has a significant number of vacant lots and the proposal to build new housing is appropriate as well as needed. The density and location of the new structures do not set a precedent for the area. The appellant has met with and reviewed the proposal with the Roxbury PZAC and the local community groups. There are concerns regarding the sales and construction of the project, however, the proposal is consistent with the goals and objectives of this subdistrict and the Roxbury IPOD in general.



Hearing: 4/4/89 Z-12563-12564
Wharf Development Corporation
First Lutheran Church of Boston
32 Marlborough Street & 299 Berkeley Street
Boston

Site: One-story structure

District(s): Apartment (H-3-65)

Purpose: Erect seven-story nine-unit apartment structure with church classrooms; change occupancy from church to same, classrooms, music, and meeting rooms; enclose outdoor atrium and erect one-story rear addition.

Violation(s): Adult education center is conditional use.

Excessive floor area ratio and height of building.

Insufficient side and rear yards.

Off-street parking design.

VOTED: In reference to petitions Z-12563-12564, Wharf Development Corporation, First Lutheran Church of Boston, 32 Marlborough Street & 299 Berkeley Street, Boston, for two conditional uses and seven variances to erect seven-story nine-unit apartment structure with church classrooms, change occupancy from church to same, classrooms, music, and meeting rooms, enclose outdoor atrium, and erect one-story rear addition in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends deferral until appellant presents proposal to the Neighborhood Association of the Back Bay. Site is located in subdistrict B of the Downtown IPOD. Current use of 32 Marlborough Street and Berkeley Street addition site is surface parking lot.



Z-12564 299 BERKELEY STREET, BOSTON

Board of Appeal Referrals

4/27/89

4

Hearing: 5/2/89 Z-12616
Horace Street Realty Trust
139-147 Horace Street
East Boston

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect five-apartment townhouse structure.

Violation(s): Insufficient lot area, width, frontage, front, and rear yards.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12616, Horace Street Realty Trust, 139-147 Horace Street, East Boston, for six variances to erect five-apartment structure in a restaurant (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval. The proposed use is consistent with the goals and objectives of the Interim Planning Overlay District. The PZAC voted to approve the proposal on April 12, 1989. Appellant will submit to the Board of Appeal a petition containing the names of twenty abutters in support of the project.



Z-12616 139-147 HORACE STREET, EAST BOSTON

Board of Appeal Referrals

4/27/89

5

Hearing: 5/2/89 Z-12635
Ellen C. Larson
37 Bailey Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area.

VOTED: In reference to petition Z-12635, Ellen C. Larson, 37 Bailey Street, Dorchester, for conditional use and variance for change of occupancy from two- to three-family dwelling in a residential(R-.8) district, the Boston Redevelopment Authority recommends approval. This is an existing condition. The third unit has been existing for over twenty-five years without objections from the neighbors. Change of occupancy in this neighborhood is a serious concern. This is an architecturally historic area with intact street patterns. Renovations and additional units created within these homes will impact the character and density of the area unless adequate review occurs. Recently, there have been a number of variance requests in this neighborhood which have remedied existing conditions. Concerns are that existing conditions be documented for the neighborhood and the Board of Appeal so as not to encourage the addition of units within the existing residential structures.



Z-12635. 37 BAILEY STREET, DORCHESTER

Board of Appeal Referrals

4/27/89

Hearing: 5/16/89 Z-12643
East Boston Social Centers, Inc.
70 William C. Kelly Square
East Boston

Site: Three-story structure

District(s): General business (B-2)

Purpose: Increase capacity of day care center from 16 to 81 children.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12643, East Boston Social Centers, Inc., 70 William C. Kelly Square, East Boston, to increase capacity of day care center from 16 to 81 children in a general business (B-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Existing condition. Site is located in the Central Square/Maverick Square Subdistrict of the IPOD. These uses have been operating at this site for several years with no problems or conflicts with the surrounding residents. Legalization is consistent with the intent and purpose of the IPOD. The PZAC voted to approve this application.



Z-12643

70 WILLIAM C. KELLY SQUARE

EAST BOSTON

Board of Appeal Referrals

4/27/89

Hearing: 5/2/89

Z-12649
Edward Duffy
8-10 Winthrop Street
Charlestown

Site: Three-story structure

District(s): General business (B-2)

Purpose: Erect six rear porches and enclose second level.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-12649, Edward Duffy, 8-10 Winthrop Street, Charlestown, for two variances to erect six rear porches and enclose second floor in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval to insure that the porches do not infringe upon right of way at the rear lot line and removal of second-floor greenhouse at the northwest corner so that the porches do not adversely affect abutting properties. Plot plan should indicate small ground-floor addition.



Board of Appeal Referrals

4/27/89

Hearing: 5/16/89

Z-12650-12651
Monte Marrocco
168 & 182 Cottage Street
East Boston

Site: Four-story structures

District(s): Apartment (H-1)

Purpose: Change occupancy from eight to nine apartments and eight apartments and store to nine apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-12650-12651, Monte Marrocco, 168 & 182 Cottage Street, East Boston, for two forbidden uses and four variances for change of occupancy from eight to nine apartments and change of occupancy from eight apartments and store to nine apartments in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Site is located in the Mt. Carmel area of the Jeffries Point Subdistrict. The area is already extremely dense with seriously limited parking availability. Existing condition. Additional units increase and exacerbate the pre-existing dimensional violations and are inconsistent with the goals and objectives of the IPOD in that they inappropriately increase the density of the area as well as overcrowding. Existing parking problems are horrendous and will be exacerbated by the proposal. Units are substantially below grade. Strong community opposition.



2-12650-12651

168 & 182 COTTAGE STREET

EAST BOSTON

Board of Appeal Referrals

4/27/89

10

Hearing: 5/16/89 Z-12652
Donato DiPietro
74 Frankfort Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Create basement apartment.

Violation(s): Excessive floor area ratio.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12652, Donato DiPietro, 74 Frankfort Street, East Boston, for variance to create basement apartment in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Site is located in the Mt. Carmel subneighborhood of the Jeffries Point Subdistrict of the IPOD. Proposed unit is a basement apartment considerably below grade. Area is extremely congested. Proposal is inconsistent with the goals and objectives of the IPOD in that it unnecessarily increases the density and promotes overcrowding in an extremely dense area. Strong community opposition. No apparent hardship.



7-12652

74 FRANKFORT STREET

EAST BOSTON

Board of Appeal Referrals

4/27/89

Hearing: 5/16/89

Z-12653
The Bridge, Inc.
3-5 Abby Road
Allston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect rear dormer additions to four-family dwelling.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12653, The Bridge, Inc., 3-5 Abby Road, Allston, to erect rear dormer addition to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. PZAC also voted approval.



2-12653

3-5 ABBY ROAD ALLSTON

Board of Appeal Referrals

4/27/89

Hearing: 5/16/89 Z-12655
Thomas Zazzara
151-155 Portland Street
Boston

Site: Parking lot

District(s): Manufacturing (M-4)

Purpose: Increase capacity from 18 to 36 cars.

Violation(s): Extension of nonconforming use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12655, Thomas Zazzara, 151-155 Portland Street, Boston, for extension of nonconforming use to increase capacity of parking lot from 18 to 36 cars in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with provisos: that appellant provide vehicular stops along Portland Street edge of lot and that use terminate at end of two years.



REDEVELOPMENT

212655

151-155 PORTLAND STREET

BOSTON

Hearing: 5/9/89 Z-12656
100 Summer Street Condo Association
100 Summer Street
Boston

Site: Office-commercial structure to be constructed

District(s): General business (B-10)

Purpose: Extend second-floor space.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12656, 100 Summer Street Condo Association, 100 Summer Street, Boston, for variance to extend second floor space of commercial structure in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with proviso for continuing design review. The petitioner seeks to add 1,100 gross square feet on the second floor to the interior of a 1,152,676-gross-square-foot building where there currently exists a two-story atrium. As a result, the floor area of the project increases from 18.76 to 18.78. The proposed use for the new floor space is a board room for Blue Cross and Blue Shield. The proposal is located within the boundaries Medium Growth District M and the Financial District Special Study Area of the Downtown IPOD. This proposal is in compliance with the goals and objectives of this district.



Z-12656 100 SUMMER STREET, BOSTON

Board of Appeal Referrals

4/27/89

14

Hearing: 5/9/89 Z-12658
Mark Pruchniewski
387-401 Bowdoin Street
Dorchester

Site: 2½-Story structure

District(s): Local business (L-.5)

Purpose: Erect addition to rear garage.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-12658, Mark Pruchniewski, 387-401 Bowdoin Street, Dorchester, for two variances to erect addition to rear garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral. Property is located at the corner of Bowdoin and Winter Streets, directly abutting a residential area. The proposed addition is for the expansion of an existing auto-related use located along Bowdoin Street. Specific concerns are the impacts to the residential units located above the first-floor commercial/auto-related uses, impact on abutting residential property, and the expansion of an auto-related use. Appellant should meet with the Authority and the community to review proposal. Legal occupancy is not consistent with proposed garage use.



Z-12658 387-481 BOWDEN STREET, DORCHESTER

Hearing: 5/16/89 Z-12664
Nicholas J. & Patricia A. Naso
Paul A. Calsimitto
66 Falcon Street
East Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.
Excessive floor area ratio.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12664, Nicholas J. & Patricia A. Naso, Paul A. Calsimitto, 66 Falcon Street, East Boston, for forbidden use and three variances for change of occupancy from three to four apartments in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Basement apartment is substantially above grade due to extreme slope of site. Ample square footage is supplied for living unit. Proposal is not substandard nor overcrowding.



STREET

FALCON

FALCON

MERIDIAN

BROOKS

WEST EAGLE

STREET

WEST EAGLE STREET

EAST
HIGH

BOSTON
SCHOOL

STREET

STREET

WHITE

WHITE

MARION

MONMOUTH STREET

BROOKS

STREET

MONMOUTH

MARION

PL

STREET

CHAPMAN
SCHOOL (EL)

EUTAW

STREET

TRENTON

EUTAW

TRENTON

HUGH ROE
O'DONNELL
SCHOOL (EL)

ANTHONY
CHURCH OF
FATHER

ST. JOHN'S
CHURCH

LEXINGTON

STREET

STREET

MARION

PRINCETON

2-12664

66 FALCON STREET,

EAST BOSTON

LEXINGTON

STREET

JOSEPH BARNES H.
SCHOOL

SARATOGA

PUBLIC
LIBRARY
EAST BOSTON
BRANCH

PRINCETON

Board of Appeal Referrals

4/27/89

16

Hearing: 5/9/89

Z-12665
St. Jude Foundation, Inc.
13-15 Woodside Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two-family dwelling to group care residence for 23 recovering substance abuse persons.

Violation(s): Group care residence is conditional use.

Insufficient lot area.

VOTED: In reference to petition Z-12665, St. Jude Foundation, Inc., 13-15 Woodside Avenue, Jamaica Plain, for conditional use and variance for change of occupancy from two-family dwelling to group care residence for 23 recovering substance abuse persons in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that use extend to St. Jude Foundation, Inc., only and expires upon sale, rental, lease, or other disposition of property. Appellant has occupied site since 1976 with license from Department of Public Health.



Z-12665 13-15 WOODSIDE AVENUE, JAMAICA PLAIN

FRANK

Board of Appeal Referrals

4/27/89

Hearing: 5/16/89 Z-12669
AGM Realty Trust
1189-1199 Dorchester Avenue
Dorchester

Site: 1½-Story structure

District(s): Manufacturing (M-1)

Purpose: Erect one-story addition to storage structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12669, AGM Realty Trust, 1189-1199 Dorchester Avenue, Dorchester, for two variances to erect one-story addition to storage structure in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. The property is located in the Glover's Corner subdistrict of the Dorchester Avenue Interim Planning Overlay District. Renovation of structure to include office space, which is inconsistent with the design goals of the IPOD. Specific issues to be addressed are: window treatment on the ground level, scale of proposed structure and the exterior treatment of the building. The Dorchester Avenue PZAC has voted to deny the proposal pending a redesign of the building exterior.



Z-T2669

1189-1199 DORCHESTER AVENUE DORCHESTER

Hearing: 5/16/89 Z-12672
Richard Donovan
51 Holworthy Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12672, Richard Donovan, 51 Holworthy Street, Roxbury, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. The property is located in the Washington Park South subdistrict of the Roxbury Interim Planning Overlay District. Structure is the end unit of a series of three-family rowhouses. The fourth unit is to be located in the basement which is both an inappropriate location for a separate living unit and a precedent to the other row structures. Appellant has not met with the Roxbury Neighborhood Council, however, neighborhood residents have expressed opposition to the addition of a four unit in the basement.



HORATIO
HARRIS
PARK

MUNROE

STREET
HAROLD

PARKING AREA

STREET

HARRISHOF

WALNUT

STREET
RAWFORD ST

HOLWORTHY

STREET

HAROLD

STREET

CRESTWOOD

HARRISHOF

ST

HOLLANDER

STREET

WAUMBECK

CRAWFORD

STREET

AVENUE

HOW

12672

51 HOLWORTHY STREET, ROXBURY

STREET

WOLFE
SQ

WABENO

STREET

Hearing: 5/16/89 Z-12679
Raja Saeed
416 Western Avenue
Brighton

Site: 2½-Story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12679, Raja Saeed, 416 Western Avenue, Brighton, for forbidden use and variance for change of occupancy from one- to two-family dwelling in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Existing condition. Compatible with mixed residential-commercial uses along Western Avenue. No community opposition received.



Z-12679

416 WESTERN AVE BRIGHTON

Board of Appeal Referrals

4/27/89

20

Hearing: 5/23/89 Z-12680-12681
Fundamental Building Corporation
222-224 Newbury Street
Boston

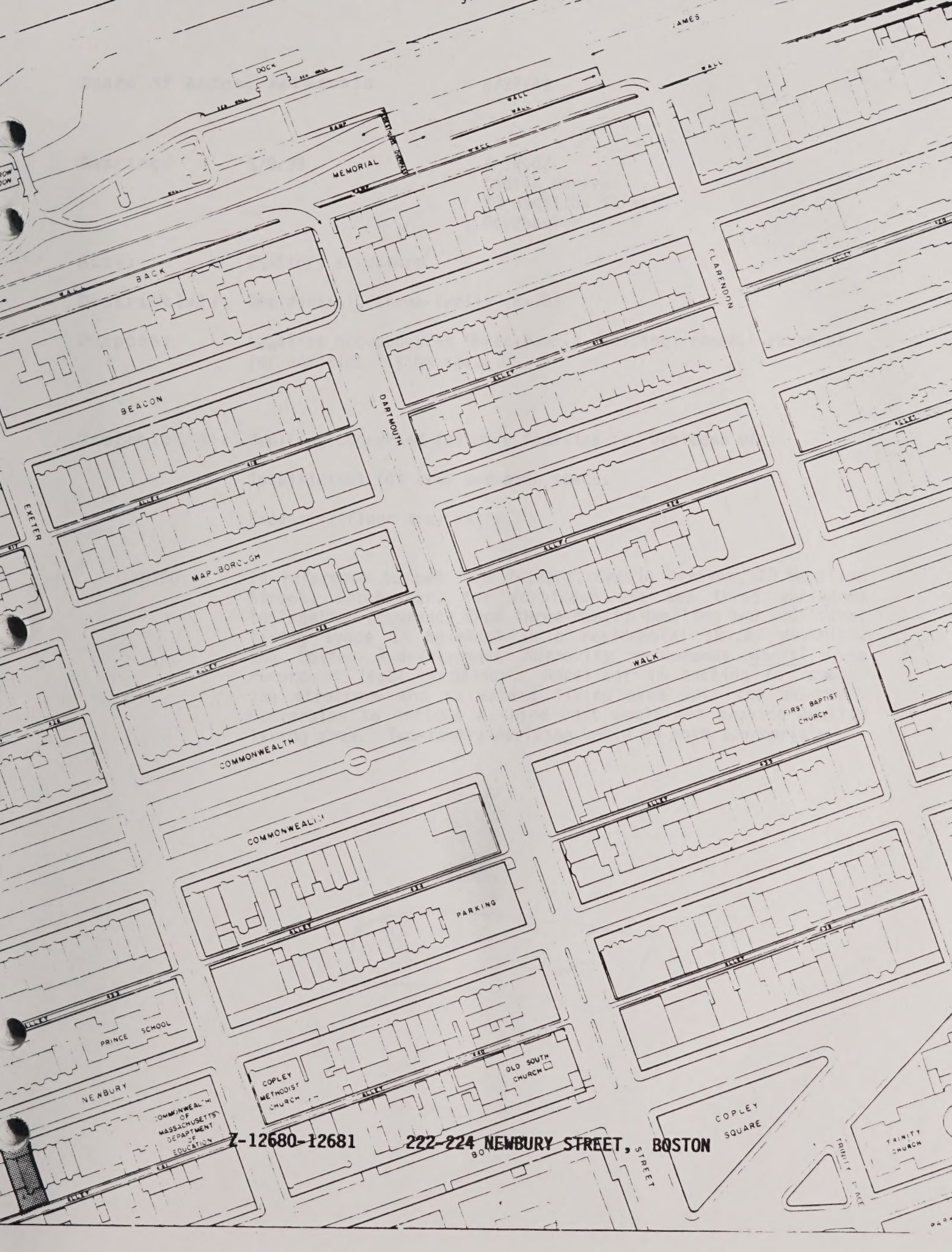
Site: Four-story structures

District(s): General business (B-3-65)

Purpose: Change occupancy from offices and retail to same and school.

Violation(s): Trade, professional or other school is conditional use.
Barrier free access.

VOTED: In reference to petitions Z-12680-12681, Fundamental Building Corporation, 222-224 Newbury Street, Boston, for conditional use and variance for change of occupancy from offices and retail to same and technical trade school in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. The appellant seeks to legalize the occupancy of the existing Barbizon School for Models. This use was previously approved by the Board of Appeal on March 12, 1985, and inadvertently left off of the Certificate of Use and Occupancy. The location continues to be an appropriate site for the use. Article 30 is inapplicable to this appeal due to approval of the current use by the Board of Appeal prior to the enactment of Article 30. Further, the Neighborhood Association of the Back Bay and the Back Bay Association are not in opposition to this appeal.



Z-12680-12681

222-224 NEWBURY STREET, BOSTON

Board of Appeal Referrals

4/27/89

21

Hearing: 5/9/89 Z-12682
Cecile Herivax
70 Hamilton Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as three-family dwelling; remodel basement for addition living space.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-12682, Cecile Herivax, 70 Hamilton Street, Dorchester, for forbidden use and three variances to legalize occupancy from three-family dwelling and additional living space in basement in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. No record of legal occupancy. Appellant is seeking to remodel the structure and to extend living area into the basement. Conversion to include a third unit would not provide quality living area. Two-family dwelling would be more appropriate.

44 dba



2-12682 70 HAMILTON STREET, DORCHESTER

Board of Appeal Referrals

4/27/89

22

Hearing: 5/16/89 Z-12684
West Newmarket Association Limited Partnership
169-171 Norfolk Avenue
Roxbury

Site: Three-story structure

District(s): Industrial (I-2)

Purpose: Change occupancy from manufacturing, merchandise distribution, bus garage, wood shop, storage, food processing, studio space to general manufacturing, mixed commercial, office retail uses, and keeping of laboratory animals.

Violation(s): Keeping of laboratory animals is conditional use.

At variance with previous Board of Appeal decision.

Insufficient off-street parking.

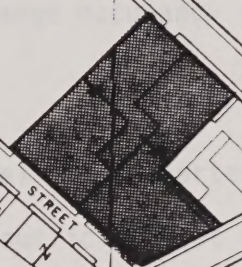
Off-street parking not located on site.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12684, West Newmarket Association Limited Partnership, 169-171 Norfolk Avenue, Roxbury, for conditional use and three variances for change of occupancy from manufacturing, merchandise distribution, bus garage, wood shop, storage, food processing, studio space to general manufacturing, mixed commercial, office retail uses, and keeping of laboratory animals in an industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. The property is located in the Shirley-Eustis subdistrict of the Roxbury Interim Planning Overlay District. The appellant is in the process of reviewing the proposed uses with the community. Concern is the appropriateness of some of the proposed occupancies.



WILLIAM
EUSTIS
PLAYGROUND



169-171 NORFOLK AVENUE, ROXBURY

2-12684

Board of Appeal Referrals

4/27/89

23

Hearing: 5/16/89 Z-12685
Marie & Joseph Matarese
1 Monmouth Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12685, Marie & Joseph Matarese, 1 Monmouth Street, East Boston, for forbidden use and three variances for change of occupancy from three to four apartments in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Existing condition. Basement apartment. Dimensional violations are pre-existing and not substantially exacerbated by the proposal. Apartment windows are 50 percent to 100 percent above grade due to the topography of the site. Proposal neither promotes or substantially violates the goals and objectives of the Interim Planning Overlay District. The legalization of this unit serves to promote the Eagle Hill goals and objective or reinforcing residential uses in this area. PZAC voted to approve this request. No community opposition.



Board of Appeal Referrals

4/27/89

24

Hearing: 5/16/89

Z-12686
Arnold Z. Mason
153-157A Massachusetts Avenue
Boston

Site: Four-story structure

District(s): General business (B-2)

Purpose: Change occupancy from restaurant, two stores, and offices to bakery with take-out, two stores, and offices.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-12686, Arnold Z. Mason, 153-157A Massachusetts Avenue, Boston, for conditional use for change of occupancy from restaurant, two stores, and offices to bakery with take-out, two stores, and offices in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Proposal would legalize Dunkin' Donuts restaurant existing approximately three years. No neighborhood opposition.



Z-12686

153-157A

MASSACHUSETTS AVE. BOSTON

Hearing: 5/16/89 Z-12687
Jon Soligan
257-259 Cambridge Street
Brighton

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from repair shop garage to same and sale
and display of eight cars.

Violation(s): Outdoor display and sale of new and used cars is forbidden
use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12687, Jon Soligan, 257-259 Cambridge
Street, Brighton, for forbidden use for change of occupancy
from repair shop garage to same and sale of eight cars in
a local business (L-1) Interim Planning Overlay District,
the Boston Redevelopment Authority recommends denial.
Appellant currently parks vehicles on the sidewalk and street
in front of his property, causing difficulties for pedestrian
circulation. This situation will not be improved by this
appeal, which is otherwise inconsistent with the goals of
the IPOD for this Boulevard Planning District. Granting
of this appeal will further increase the traffic and parking
demand in a residential neighborhood. PZAC recommends denial.



8-12687

257-259 CAMBRIDGE STREET BRIGHTON

Board of Appeal Referrals

4/27/89

26

Hearing: 5/28/89

Z-12689
Peter Bakis
31 Dent Street
West Roxbury

Site:

District(s): Single-family (S-.5)

Purpose: Extend existing dormer.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-12689, Peter Bakis, 31 Dent Street, West Roxbury, for two variances to extend existing dormer in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Extension of dormer will not encroach further into rear of side yards.



2-12689

31 DENT STREET

WEST ROXBURY

Board of Appeal Referrals

4/27/89

217

Hearing: 5/16/89

Z-12690
Francis K. Tavares
285 Clarendon Street
Boston

Site: Four-story structure

District(s): Apartment (H-3-65)

Purpose: Extend first-floor apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12690, Francis K. Tavares, 285 Clarendon Street, Boston, for variance to extend first-floor apartment to basement in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. No exterior changes nor increase in dwelling units. Neighborhood Association of Back Bay has no opposition.



2-12690

285 CLARENDON STREET BOSTON

Hearing: 5/16/89 Z-12691
Guido Castiello
2-3 London Court
East Boston

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Legalize existing two-family dwelling.

Violation(s): Insufficient lot area, frontage, open space, front, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-12691, Guido Castiello, 2-3 London Court, East Boston, for seven variances to legalize existing two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. This case was previously dismissed without prejudice by the Board of Appeal (September 27, 1988, Z-9430). No change in application. Previous BRA recommendation remains valid as follows:

The appellant obtained a permit to rehabilitate the structure and obtained an amended permit to repair the foundation. However, this structure was completely reconstructed in violation of the permit. The size and location of this parcel render the new two-family structure inappropriate. Although the historic use of the site was a two-family structure, this building is affecting the abutting properties in a very grave manner. Access to the site is through a once narrow pedestrian alleyway between two triple deckers. The applicant has removed a set of stairs and light pole to make the alley accessible for vehicles. The construction of this use, completed without following the appeal process, may pose a greater threat to abutting neighbors if automobiles are allowed to enter the site off of London Street. This building is literally tucked into the backyards of abutting properties. Neighbors have been denied a change to regain important open space and lessen the extremely dense living conditions that were and still are prevalent in this neighborhood.

Considerable community opposition. Structure is being occupied by a minimum of three families with the possibility of four.



2-12691

2-3 LONDON COURT, EAST BOSTON

Board of Appeal Referrals

4/27/89

Hearing: 5/16/89 Z-12693
Roberto Gomez
11-11A Blue Hill Avenue
Roxbury

Site: One-story structure

District(s): Local business (L-1)

Purpose: Subdivide; change occupancy from cafe to take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12693, Roberto Gomez, 11-11A Blue Hill Avenue, Roxbury, for conditional use and variance to subdivide and change occupancy from cafe to take-out restaurant in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following proviso: that use extend to appellant only and expire upon sale, rental, lease, or other disposition of property. The property is located along a Boulevard Planning District with the Mt. Pleasant subdistrict of the Roxbury Interim Planning Overlay District. The existing storefront has been vacant and underutilized for a number of years and the proposed change of occupancy to include an eat-in and take-out restaurant is compatible with the abutting local retail uses located along this area of Blue Hill Avenue. The property is located at the beginning of Blue Hill Avenue, adjacent to Dudley Street. The revitalization of the neighborhood, particularly along the major thoroughfares, is vital to the greater neighborhood and it is necessary to encourage businesses which serve the local neighborhood and which are compatible with the planning goals of the area. The appellant has reviewed their proposal with the Roxbury Neighborhood Council, the local community and the Authority. The Council and the neighborhood have voted to support the project.



7-12693 11-11A BLUE HILL AVE. ROXBURY

Hearing: 5/16/89 Z-12694-12695
Alex Muston
367-373 Grove Street
West Roxbury

Site: 6,749 Square feet of land

District(s): Single-family (S-.5)

Purpose: Subdivide; erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, front, side, rear yards, and off-street parking.

VOTED: In reference to petitions Z-12694-12695, Alex Muston, 367-373 Grove Street, West Roxbury, for forbidden use and six variances to subdivide and erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Subdivision will create two lots: 4,142 square feet accommodating an existing one-family dwelling and 6,749 square feet on which appellant would erect a two-family dwelling. Construction of a two-family dwelling is excessive; single-family dwelling would be more appropriate.



4-12694-12695 367-373 GROVE STREET WEST ROXBURY

Board of Appeal Referrals

4/27/89

31

Hearing: 5/23/89 Z-12696-12697
Anastacio Valentin
102-106 Quincy Street
Roxbury

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from storage to office and repair garage;
use premises for sale and display of 17 used cars.

Violation(s): Repair garage is conditional use.

Outdoor display and sale of used cars is forbidden use.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-12696-12697, Anastacio Valentin, 102-106 Quincy Street, Roxbury, for forbidden use and conditional use for change of occupancy from storage to office and repair garage and use premises for display and sale of 17 used cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The property is located in the Quincy-Geneva subdistrict of the Roxbury Interim Planning Overlay District. The proposed use is inappropriate and contrary to the goals and objectives of this subdistrict. The appellant should meet with the Authority and the community to discuss a more appropriate use of the property.



7-12696-12697 102-106 QUINCY STREET, ROXBURY

Board of Appeal Referrals

4/27/89

32

Hearing: 5/23/89

Z-12699
Rose & Michael Fiore
188 Webster Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1-40)

Purpose: Change occupancy from three- to five-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12699, Rose & Michael Fiore, 188 Webster Street, East Boston, for forbidden use and three variances for change of occupancy from three- to five-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval. Existing condition. PZAC and Jeffries Point Neighborhood Association have voted approval.



Z-12699

188 WEBSTER STREET, EAST BOSTON

Board of Appeal Referrals

4/27/89

Hearing: 5/23/89

Z-12703
Peter J. Nash
1154-1156 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from tavern to same, restaurant, and function room; erect three-story addition.

Violation(s): Excessive building height.

Insufficient off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12703, Peter J. Nash, 1154-1156 Dorchester Avenue, Dorchester, for two variances for change of occupancy from tavern to same, restaurant, and function room and erect three-story addition in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. The property lies in the Glover's Corner subdistrict of the Dorchester Interim Planning Overlay District. The appellant has modified their plans and is in the process of reviewing their new proposal with the Authority and the community.



Z-12703

1154-1156 DORCHESTER AVENUE

DORCHESTER

Board of Appeal Referrals

4/27/89

34

Hearing: 5/23/89

Z-12704
William F. & Eileen Honen
26 Holmfield Avenue
Mattapan

Site: Three-story structure

District(s): Single-family (S-.5)

Purpose: Legalize occupancy as three-family dwelling; erect shed dormer addition.

Violation(s): Extension of nonconforming use.

Excessive floor area ratio.

VOTED: In reference to petition Z-12704, William F. & Eileen Honen, 26 Holmfield Avenue, Mattapan, for extension of nonconforming use and variance to legalize occupancy as three-family dwelling and erect shed dormer addition in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No record of legal occupancy. Additional living space.



Z-12704

26 HOLMFIELD AVENUE

MATTAPAN

Board of Appeal Referrals

4/27/89

35

Hearing: 5/23/89

Z-12705 & Z-12175
Gerard P. Jellison
588-590 Cambridge Street
Allston

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to three-family dwelling and front two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, front yard, and off-street parking.

Excessive building height.

VOTED:

In reference to petition Z-12705 & Z-12175, Gerard P. Jellison, 588-590 Cambridge Street, Allston, for two forbidden uses and ten variances for change of occupancy from one- to three-family dwelling and front two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that four off-street parking spaces be provided. Large structure can accommodate proposed conversion. No community opposition received.



Z-12705

588 CAMBRIDGE STREET

ALLSPON

Hearing: 5/23/89 Z-12706
George S. McLeish
72 Willowwood Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

VOTED: In reference to petition Z-12706, George S. McLeish, 72 Willowwood Street, Dorchester, for forbidden use and two variances for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Occupancy compatible with mixed one-, two-, and three-family residential neighborhood.



Z-12706

72 WILLOWWOOD STREET

DORCHESTER

Board of Appeal Referrals

4/27/89

Hearing: 5/23/89

Z-12708
Gaston Safar
472 Commonwealth Avenue
Boston

Site: Five-story structure

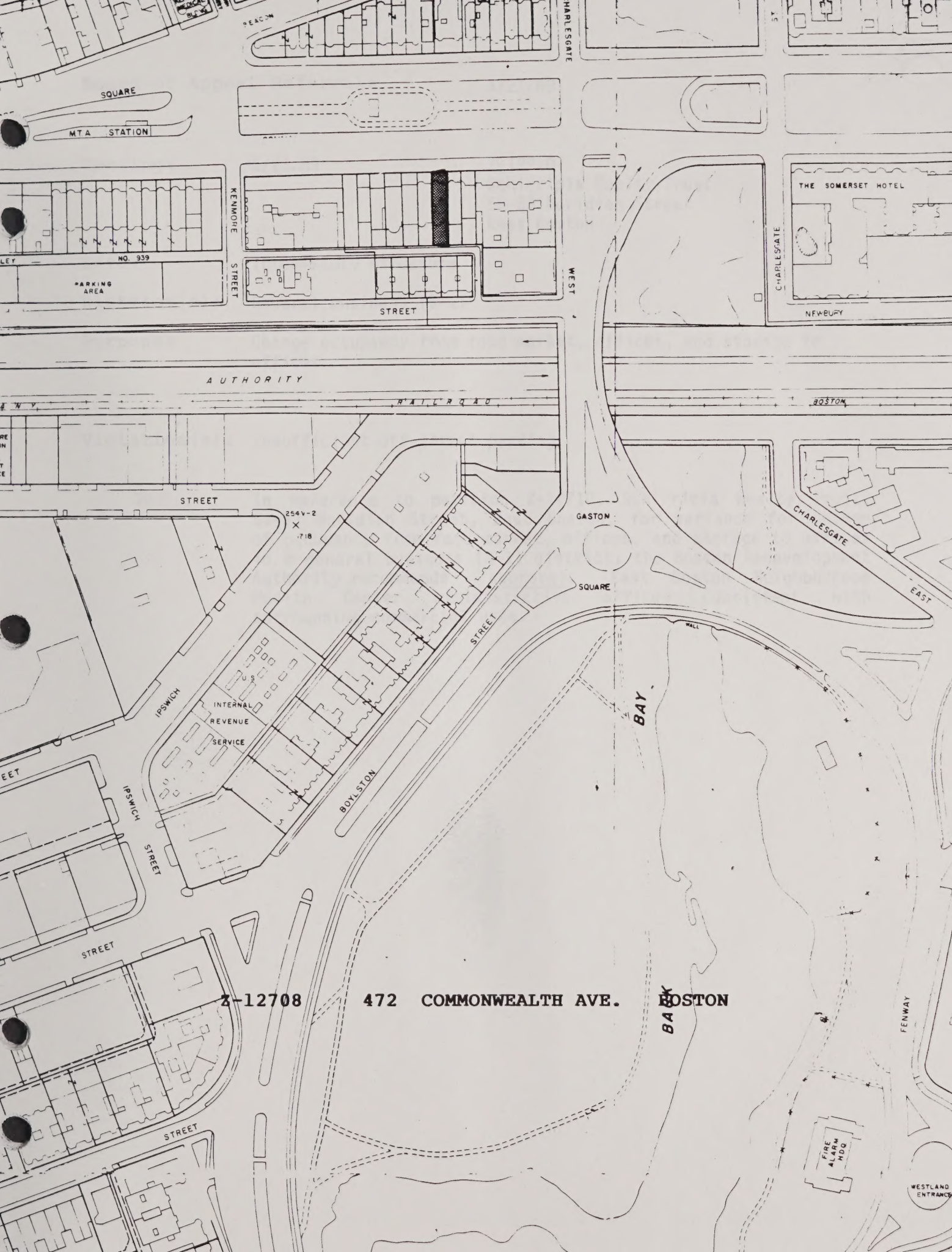
District(s): Apartment (H-4)

Purpose: Change occupancy from apartment, offices, and stores to same, take-out restaurant, and storage.

Violation(s): Take-out restaurant is forbidden use.

Barrier free access.

VOTED: In reference to petition Z-12708, Gaston Safar, 472 Commonwealth Avenue, Boston, for conditional use and variance for change of occupancy from apartment, offices, and stores to same, take-out restaurant, and storage in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval with the following provisos: that trash receptacles be placed in front of restaurant and be maintained, that outdoor eating area and sidewalk be cleaned regularly, that license for outdoor restaurant be obtained, that loitering not be permitted outside premises, on sidewalk, or building stairs. Kenmore Association supports with above provisos.



SQUARE

MTA STATION

NO. 939

PARKING AREA

AUTHORITY

RAILROAD

STREET

254V-2

X

718

IPSWICH

INTERNAL
REVENUE
SERVICE

IPSWICH

STREET

STREET

Z-12708

472 COMMONWEALTH AVE.

BOSTON

BAY

BAY

THE SOMERSET HOTEL

NEWBURY

CHARLES GATE

EAST

FIRE
ALARM
HOLD

WESTLAND
ENTRANCE

Board of Appeal Referrals

4/27/89

38

Hearing: 5/23/89

Z-12710
Schirripla Realty Trust
59-63 Meridian Street
East Boston

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from food market, offices, and storage to offices.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-12710, Schirripla Realty Trust, 59-63 Meridian Street, East Boston, for variance for change of occupancy from food market, offices, and storage to offices in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. East Boston Neighborhood Health Center administrative offices consistent with surrounding commercial uses.



LEXINGTON
PUBLIC LIBRARY
EAST BOSTON
BRANCH

STREET

ALSO KNOWN AS WILLIAM C. KELLY
CENTRAL
SQUARE

PRINCETON

SARATOGA

BENNINGTON

PORTER

SUMNER TUNNEL ENTRANCE
CALLAHAN TUNNEL EXIT

GOVE

ONE JACOB
SWANBOGUE

GEORGE ROBERT
WHITE P. HEAL

MUNICIPAL GYMNASIUM
AND BATHS

LAYMAN
SCHOOL

Z-12710

59-63 MERIDIAN STREET

EAST BOSTON

Board of Appeal Referrals

4/27/89

39

Hearing: 5/23/89

Z-12714
Daniel Harrington
204-206 Manthorne Road
West Roxbury

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Legalize occupancy as two-family dwelling and erect shed dormer addition.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12714, Daniel Harrington, 204-206 Manthorne Road, West Roxbury, for variance to legalize occupancy as two-family dwelling and erect shed dormer addition in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Dormer addition will not increase side yard deficiency.



THOMAS J. HYNES FIELD

Z-12714

204-206 MANTHORPE ROAD

WEST ROXBURY

Hearing: 5/9/89

Z-12715
Olive's Beauty Salon, Inc.
565 Columbus Avenue
Boston

Site: Four-story structure

District(s): General business (B-2)

Purpose: Change occupancy from six apartments and restaurant to six apartments and beauty salon; erect one-story rear addition.

Violation(s): Excessive floor area ratio.

Insufficient open space and rear yard.

Barrier free access.

VOTED: In reference to petition Z-12715, Olive's Beauty Salon, Inc., 565 Columbus Avenue, Boston, for four variances for change of occupancy from six apartments and restaurant to six apartments and beauty salon and erect one-story addition in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Enclosure of rear deck for adequate beauty salon space. Rear of property receives very little direct sunlight because of height and proximity of abutting structure. There is community support for the project.



Z-12715 565 COLUMBUS AVENUE, BOSTON

Hearing: 5/23/89

Z-12716
George K. Morris
693 Dudley Street
Dorchester

Site: Three-story structure

District(s): General business (B-2)

Purpose: Change occupancy from two-family dwelling and store to four apartments and two offices.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area.

Barrier free access.

VOTED: In reference to petition Z-12716, George K. Morris, 693 Dudley Street, Dorchester, for conditional use and two variances for change of occupancy from two-family dwelling and store to four apartments and two offices in a general business (B-2) district, the Boston Redevelopment Authority recommends deferral. Dudley Street is an extremely busy street and the division of the existing building to include more commercial and residential units is a concern. The appellant should meet with the Authority and the community to discuss the project and address specific concerns with respect to unit size, off-street parking and compatibility.



Z-42716

693 DUDLEY STREET, DORCHESTER

Hearing: 5/23/89 Z-12718
184-188 Commonwealth Avenue Condo Association
184-188 Commonwealth Avenue
Boston

Site: Seven-story structure

District(s): Apartment (H-3-65)

Purpose: Erect eight-foot wood fence.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12718, 184-188 Commonwealth Avenue Condo Association, 184-188 Commonwealth Avenue, Boston, for variance to erect eight-foot wood fence in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with proviso that plans be reviewed by Back Bay Architectural Commission which had suggested in an informal meeting that an eight-foot solid board wooden fence, finished in a dark color along with a strict maintenance program would be an appropriate fence. The Neighborhood Association of the Back Bay is not opposed to this appeal.



STORROW

JAMES

STORROW

JAMES

DOCK

MEMORIAL

BEACON

BEACON

MAPLEBOROUGH

COMMONWEALTH

COMMONWEALTH

PRINCE SCHOOL

NEWBURY

COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF EDUCATION

COPLEY METHODIST CHURCH

OLD SOUTH CHURCH

BOYLSTON

BOSTON

COPLEY SQUARE

TRINITY CHURCH

2-12718

184-188 COMMONWEALTH AVENUE

Hearing: 5/23/89

Z-12720
Boston Port & Seamen's Aid
319-323 Hanover Street
Boston

Site: Five-story structure

District(s): Local business (L-2-55)

Purpose: Change occupancy from four-family dwelling and two stores
to four-family dwelling and two restaurants.

Violation(s): Barrier free access.

VOTED: In reference to petition Z-12720, Boston Port & Seamen's
Aid, 319-323 Hanover Street, Boston, for variance for change
of occupancy from four-family dwelling and two stores to
four-family dwelling and two restaurants in a local business
(L-2-55) district, the Boston Redevelopment Authority
recommends approval. Existing conditions for many years.



Z-12720

319-323 HANOVER STREET

BOSTON

Hearing: 5/2/89 Z-12732
Robert Ginsberg
79 Wayland Street
Dorchester

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect one-family attached dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-12732, Robert Ginsberg, 79 Wayland Street, Dorchester, for variance to erect one-family attached dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The proposed unit will create a four-unit townhouse structure. The surrounding neighborhood consists of low-density detached wood frame houses. The existing three-unit townhouse structure does not reflect the pattern of the surrounding neighborhood and an additional unit would not contribute to its character. There are a number of vacant lots scattered in the neighborhood suitable for new housing. Neighbors have expressed concerns and objections with respect to proposed rowhouse unit.



Z-12732 79 WAYLAND STREET, DORCHESTER

Hearing: 5/2/89 Z-12757-12760
City of Boston
5-11 Marden Avenue
41-47 Willowood Street
12 & 24 Winston Road
Site: Vacant land Dorchester
District(s): Residential, three-family (R-.8)
Purpose: Erect eight one-family attached townhouses, six-family and three-family dwellings.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, open space, front, side, rear yards, off-street parking, and corner traffic visibility.

Excessive floor area ratio.

VOTED: In reference to petitions Z-12757-12760, City of Boston, 5-11 Marden Avenue, 41-47 Willowood Street, 12 & 24 Winston Road, Dorchester, for 22 variances to erect eight one-family attached townhouses, six-family and three-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposals are part of the Public Facilities Project 747 Program to build new housing on vacant city-owned land. Development of low-density dwellings on these parcels is consistent with the residential pattern in the surrounding neighborhood, with neighborhood redevelopment efforts, and will maintain the residential nature of the surrounding community.



Z-12757-12760

5-11 MARDEN AVE, 41-47 WILLOWOOD STREET,
12-24 WINSTON ROAD, DORCHESTER

Board of Appeal Referrals

4/27/89

Hearing: 5/2/89 Z-12763
John Alekna, Agent
1175 Dorchester Avenue
Dorchester

Site: Vacant land

District(s): Local business (L-1)

Purpose: Erect one-story retail store structure.

Violation(s): Insufficient front, rear yards, and off-street parking.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12763, John Alekna, Agent, 1175 Dorchester Avenue, Dorchester, for four variances to erect one-story retail store structure in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following proviso that plans with particular respect to traffic circulation on property, store delivery and loading, vehicular access to property be submitted to the Authority for design review approval. Property lies in the Glover's Corner subdistrict of the Dorchester Avenue IPOD. PZAC has voted to support with Authority design review and vehicular access solution.



Z-12763

1175 DORCHESTER AVE

DORCHESTER

Hearing: 5/9/89 Z-12778
Eight Church Street Corporation
8 Church Street
Dorchester

Site: 2½-Story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from funeral home and one apartment to one apartment and lodging house (12 lodgers).

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-12778, Eight Church Street Corporation, 8 Church Street, Dorchester, for two variances for change of occupancy from funeral home and one apartment to one apartment and lodging house in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The proposed lodging house is located in the Meeting House Hill neighborhood in a residential area. The proposed lodging house is compatible with the surrounding low-density detached wood frame homes located along Church and Bowdoin Streets. The structure was built for residential use and such residential use is inappropriate. Appellant has reviewed their plans with Authority and neighborhood which has voted to support the proposal for the use of this structure as a transitional shelter for twelve lodgers and a resident manager to be operated by the Friends of the Shattuck Shelter.



Hearing: 5/16/89 Z-12799
B & B Oil Company, Inc.
402 Rutherford Avenue
Charlestown

Site: Vacant land

District(s): Industrial (I-2)

Purpose: Erect office, garage, and light manufacturing structure.

Violation(s): Insufficient rear yard.

Barrier free access.

VOTED: In reference to petition Z-12799, B & B Oil Company, Inc., 402 Rutherford Avenue, Charlestown, for two variances to erect office, garage, and light manufacturing structure in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping and fencing be submitted to the Authority for design review approval. Appellant is tentative developer of BRA parcel P-15-C2-3. Structure is designed to maximize the site and has been reviewed by Authority design staff. Developer will meet barrier free access requirements.



Z-12799

402 RUTHERFORD AVE, CHARLESTOWN

